BLUEBELL ESTATES

The Old Bakery, 277 Gillingham Road, Gillingham, ME7 4QX

£240,000

About this property.....

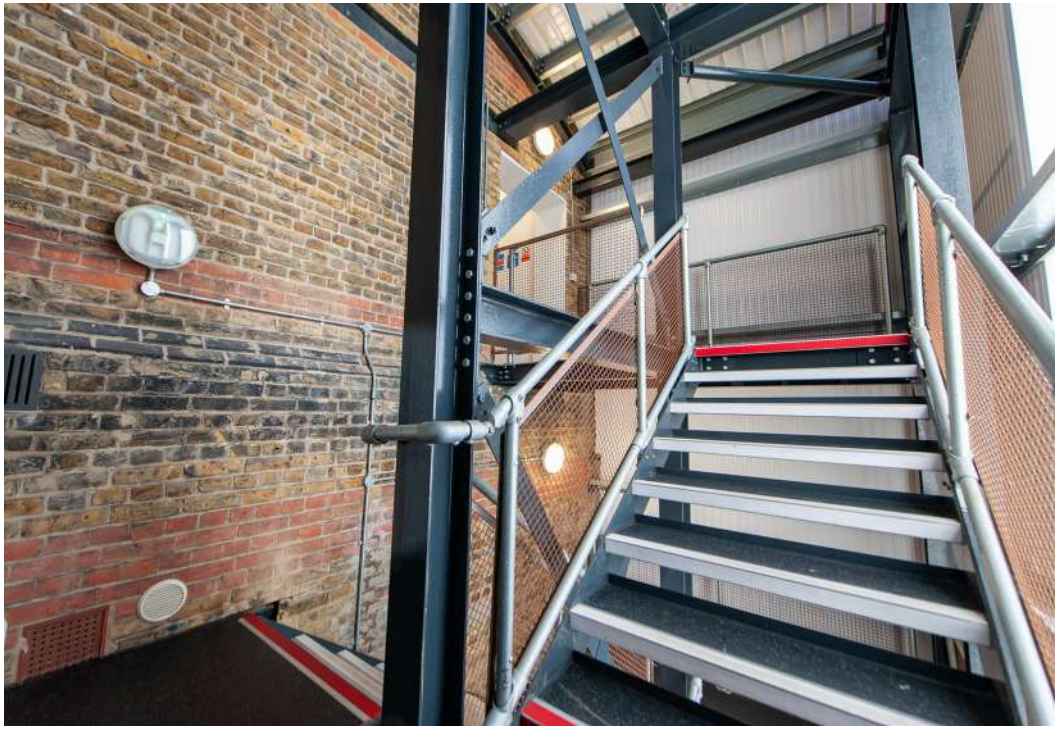
If you are looking for a commutable property with 'the Wow factor' then look no further as this one is stunning. The top floor apartment is one of eight in this unique bakery conversion just 600m from Gillingham train station, which has high speed services to London in as little as 45 minutes. The property feels as though it could be in a London Docklands conversion with tall ceilings, black aluminium windows and river views over the surrounding roof tops. The building was sympathetically converted in 2015 and features such as the bespoke industrial style staircase to the bold entrance doors, really give this building a unique feel. The accommodation is naturally light and airy and the open plan kitchen-dining-living space is perfect for entertaining. There is a designated parking space, telephone entry system and an electric 'wet' heating system. We strongly recommend an early viewing on this stunning home as it is sure to generate a lot of interest.

Situation.....

The property is situated in a central location within this up and coming town. Gillingham football club is 0.2 miles away, the station 0.4 miles, and the Medway Maritime Hospital is 0.9 miles away. Also under a mile away there is a Marina, outdoor swimming pool, sailing club and Waterfront leisure complex offering gym, swimming pool, squash and badminton courts, bar and restaurant and sun terrace overlooking the harbour. There is a range of shopping options from independent shops in neighbouring historic Rochester (2.5 miles), The Pentagon Shopping Centre in Chatham (2.3 miles) or the Dockside Outlet Centre in Chatham Maritime (2.4 miles). You also don't have far to travel for your essential groceries as there is a Sainsbury's Local store on the ground floor of the building.

Agents Notes

Leasehold with remainder of 200 year lease from 17th December 2015
Ground Rent - £100 pa
Service Charge - Currently £1688.07 pa
Council tax band B- £1434 for 21/22
The property does not meet the current energy performance requirements to be rented so is only suitable for owner occupiers or perhaps holiday letting, subject to meeting the specific holiday letting criteria



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Gillingham, Kent

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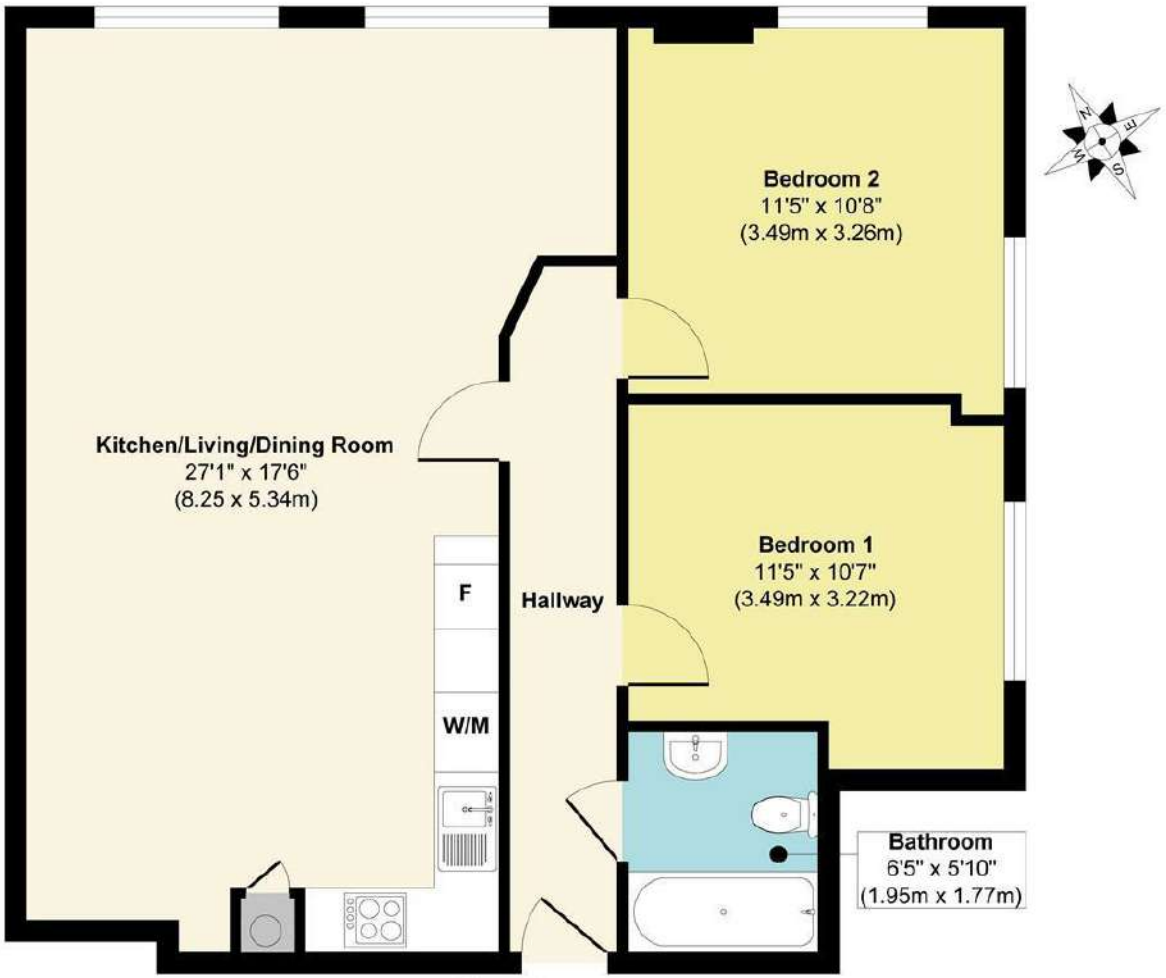
Flat 8, The Old Bakery, Gillingham



Floor Plan
Approximate Floor Area
806 sq. ft
(74.89 sq. m)

Approx. Gross Internal Floor Area 806 sq. ft / 74.89 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Agents Notes
Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.

Sainsbury's Local
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Sainsbury's Local
open every day 7am - 11pm